

COUNCIL
AGENDA

MAR 22, 1978

CITY OF MISSISSAUGA

MINUTES

MEETING NUMBER ELEVEN

NAME OF COMMITTEE:	GENERAL COMMITTEE OF COUNCIL
DATE OF MEETING:	March 22, 1978, 9:15 A.M.
PLACE OF MEETING	Council Chambers
MEMBERS PRESENT:	Councillor H. McCallion, Chairperson Councillors F. Bean, L. Taylor, F. McKechnie, (arrived at 10:40 a.m.) T. Butt, F. Leavers, Mayor R. Searle
MEMBERS ABSENT:	Councillors H. Kennedy, F. Hooper, M.H. Spence
STAFF PRESENT:	E. Halliday, W. Taylor, R. Edmunds, V. MacLean, T. Julian, L. Hunt

DELEGATIONS - 9:15 A.M.

- A. Mrs. S. A. Young on behalf of Lakeview Village Ratepayers' Association.

File: 92-78
189-78

SEE ITEM #1

MATTERS CONSIDERED:

1. Letter dated March 8, 1978, from Mrs. S. A. Young, on behalf of the Lakeview Village Ratepayers' Association with respect to the recommendation of the Planning Committee concerning the Draft Dixie-Shorefront Secondary Plan contained in the Planning Committee Report #5-78, Item 10, of March 7, 1978.

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1. (continued...)

Mrs. Young appeared before the Committee and requested that the 5.74 acre parcel, Part of Lot 5, Conc. 2 SDS, in the Dixie/Shorefront Secondary Plan, be purchased by the City for park purposes. Mrs. Young presented copies of a brief which had been prepared by the Lakeview Village Ratepayers' Association outlining the Association's concerns with respect to the lack of parks in the area and the need for this site to be designated open space for additional park purposes. Considerable discussion took place regarding the cost of purchasing this land by the City. Councillor Butt advised that a meeting will be held with the Developer, the Planning Department and the Recreation and Parks Department to review the proposed plan and look into other alternatives for providing parks in this area. Councillor Butt recommended that Recommendation #10 of the Planning Committee Report 5-78 of March 7, 1978, be adopted.

File: 92-78
189-78

See Recommendation #487 (T. Butt)

On verbal motion the meeting recessed at 10:25 a.m. The meeting reconvened at 10:40 a.m.

2. Letter dated February 17, 1978, from Mr. S. Barsketis on behalf of Victoria Wood Development Corporation with respect to the proposed apartment and townhouse condominium project at Shelter Bay and Glen Erin Drive and the enforcement of By-law 2078, Minimum Parking Standards, on this project. Mr. Barsketis appeared before General Committee at its meeting on Wednesday, March 8, 1978, regarding this matter. Council at its meeting on Monday, March 13, 1978, adopted the following recommendation:

- "(a) That the request by Victoria Wood Development Corporation Limited, to have the proposed apartment and townhouse condominium project located at Shelter Bay and Glen Erin Drive exempted from the provisions of By-law 2-78, be referred to Staff.
- (b) That the City Solicitor, in conjunction with the Planning and Engineering Departments, prepare a report setting out policy guidelines to enable Council to deal with requests such as the one made by Victoria Wood Development Corporation.
- (c) That the report requested in (b) above be considered by General Committee on March 22, 1978, and that representatives of Victoria Wood Development Corporation Limited be invited to appear as a deputation at that time."

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2. (continued...)

The City Solicitor advised, prior to the meeting, that the report referred to in (b) above would not be available. Mr. Barsketis was advised accordingly and did not appear before the Committee at this meeting. Mr. Barsketis requested to be advised when the report would be considered by General Committee.

File M-28

3. Report dated March 14, 1978, from the Commissioner of Engineering, Works and Building regarding information being supplied by the Metropolitan Toronto Region Conservation Authority to the Region of Peel Planning Department on the Etobicoke and Mimico Creeks without any consultation with the City of Mississauga's Engineering and Planning Departments. Mr. Taylor recommended:

- (a) That the Region of Peel Council be requested to direct the M.T.R.C.A. to provide the City of Mississauga with information on the Mimico and Etobicoke Creeks, where they pertain to the City of Mississauga, at the same time as such information is given to the Region of Peel.
- (b) That the M.T.R.C.A., through the Region of Peel, be directed to have its staff work with the City of Mississauga in establishing a program for stream improvements and storm water management on the Etobicoke and Mimico Creeks, based on the floodline mapping provided by James F. McLaren Limited, so that the M.T.R.C.A. can participate with the Region of Peel and the City of Mississauga in storm water improvements commencing in 1978.

This matter was referred to the Council meeting to be held on Tuesday, March 28, 1978, without a recommendation.

File: 60-78

4. Report dated March 16, 1978, from the Commissioner of Engineering, Works and Building with respect to the C.N.R. Overpass at Ford Drive and Winston Churchill Boulevard. Council at its meeting on February 13, 1978, received a letter from the Town of Oakville stating that the Ford Drive/ C.N.R. grade separation was a higher priority than the Winston Churchill Blvd./C.N.R. grade separation, which letter was referred to the City Engineer for a report. Mr. Taylor

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4. (continued...)

recommended that the Council of the City of Mississauga request the Council of the Regional Municipality of Peel and the Regional Municipality of Halton to review the priority of a grade separation at Winston Churchill Blvd. and the C.N.R., having regard for the imminent construction of the Q.E.W./Winston Churchill Blvd. interchange.

File: 47-78
116-78
127-78

See Recommendation #441 (T. Butt)

5. Report dated March 10, 1978, from the Commissioner of Engineering, Works & Building regarding new grant rates effective January 1, 1978, which apply to the Credit Valley Conservation Authority projects funded by the Ministry of Natural Resources. The C.V.C.A. has advised the City, by letter dated February 28, 1978, that the effect of changes in the grant structures will be minimal in 1978 and the Engineering, Works and Building Department concurs. Mr. Taylor recommended that his report dated March 10, 1978, regarding the 1978 Credit Valley Conservation Authority Grant Rates be received.

File: 54-78

See Recommendation #442 (F. Leavers)

6. Report dated March 6, 1978, from the Commissioner of Engineering, Works and Building with respect to a request by the Peel Board of Education to have a school bus loading zone established on the south side of Council Ring Road in front of Brookmeade Public School. Mr. Taylor advised that the extension of the zone across a portion of Brookmeade Park is necessary to accommodate three school buses and this regulation will improve traffic conditions on Council Ring Road. Mr. Taylor recommended that a school bus loading zone be installed on the south side of Council Ring Road in the vicinity of the Brookmeade Public School.

File: 86-78

See Recommendation #443 (L. Taylor)

7. Report dated March 10, 1978, from the Commissioner of Engineering, Works and Building with respect to the designation of fire access routes on private property. Mr. Taylor recommended that a by-law amending By-law 234-75, as amended, be approved and that the agreement forms between the applicants and the City be executed by the Mayor and Clerk.

File: 86-78

See Recommendation #444 (T. Butt)

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8. Report 4-78 of the Mississauga Taxicab Authority meeting held on March 13, 1978.

Recommendation #22 of the Taxicab Authority Report 4-78 recommended that the request by Mrs. Moira Jones to sell Taxicab Plate #235 which she had inherited through the Will of her late husband, Mr. James Jones, be referred to General Committee without a recommendation in order that the City Solicitor could review the Agreements which had been entered into by the late Mr. James Jones to ascertain whether these Agreements are binding on Mrs. Moira E.D. Jones as a result of her inheritance of Taxicab Plate #235. The Committee considered a report dated March 21, 1978, from the City Solicitor with respect to this matter. Mr. Clark advised that once the licence was transferred to Mrs. Jones she became subject to the provisions of the By-law and, therefore, subject to the restrictions on license transfers set out in Section 50(a) and (d). Councillor Butt recommended that the request by Mrs. Moira Jones to sell Taxicab Plate #235, which she inherited through the Will of her late husband Mr. James Jones, be approved.

File: 9-78A

See Recommendations #467 to 480
(T. Butt)

9. Letter dated February 24, 1978, from Gulf Oil Canada Limited regarding the 1978 Capital Works Project to extend the existing refinery cooling water intake from Lake Ontario proposed by Clarkson Refinery. The Ministry of Natural Resources requires Gulf Oil Canada Limited to obtain municipal approval for this project. The Commissioner of Engineering, Works and Building and the City Solicitor have no objections to the proposal. It was recommended that a resolution be passed by Council approving the Clarkson Refinery extension to the cooling water intake from Lake Ontario.

File: 7-78

See Recommendation #445 (T. Butt)

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10. Section 121 of The Municipal Election Act 1977, which reads as follows:

"The Council of a municipality may by by-law provide for limitations on elections expenditures by or on behalf of a candidate and require the disclosure by a candidate of all election contributions to his campaign in excess of \$100 in the form of money and goods and services."

Councillor McCallion advised that she had received a copy of the City of Ottawa's By-law and that she would be receiving copies of similar by-laws passed by other Municipalities with respect to providing for the limitation and disclosure of election expenditures by or on behalf of candidates. Councillor Taylor recommended that a committee be established to review these by-laws and recommend to Council an appropriate by-law for the City of Mississauga in this regard.

File: 71-78

See Recommendation #446 (L. Taylor)

11. Report dated March 10, 1978, from the City Solicitor with respect to Everlast Construction Company Limited, Land Division Committee C.A. "B" 199/77-M, lands located on Cawthra Road at the proposed Queensway East. The Land Division Committee, in granting the consent by the applicant to mortgage these lands, imposed the condition that an agreement satisfactory to the City of Mississauga Legal Department and providing for the payment of all appropriate City and Regional levies for the subject and residual lands to the east and west of the said subject lands, in the event of foreclosure, be entered into and registered on title. Mr. Clark recommended that the agreement between Everlast Construction Company Limited and the Corporation of the City of Mississauga submitted in satisfaction of a condition on File C.A. "B" 199/77-M, be executed by the Mayor and Clerk.

File: C.A."B"199/77-M

See Recommendation #447 (T. Butt)

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12. Report dated March 10, 1978, from the City Solicitor, regarding the Ontario Municipal Board hearing, Dalewood Investments Limited, File OZ/65/73, lands located on Etude Drive east of Goreway Drive. Mr. Clark requested direction as to the position to be taken by the City at this O.M.B. hearing if the City does not intend to purchase these lands. Councillor McKechnie advised that these lands are required for municipal purposes and funds have been committed in the capital for the purchase. Councillor McKechnie recommended that the City Solicitor oppose the rezoning application by Dalewood Investments Limited at the Ontario Municipal Board Hearing to be held on May 1, 1978.

File: OZ/65/73

See Recommendation #448
(F. McKechnie)

13. Report dated March 7, 1978, from the Property Agent with respect to Dalewood Investments Limited, OZ/65/73, lands located on the east side of Goreway Drive, south of Etude Drive. Council at its meeting on May 9, 1977, approved the purchase of the subject lands. Mr. Wilkinson advised that a meeting was held on June 9, 1977, with representatives of the Region, the Ministry of Housing and the M.T.R.C.A., at which time the City Commissioner of Finance and the Regional Chief Administrator confirmed that no funds were available for the purchase of these lands and that this situation still exists, therefore, negotiations cannot proceed. Mr. Wilkinson recommended that the matter of land purchases at the south-east corner of Goreway Drive and Etude Drive be held in abeyance until such time as funds are made available. Councillor Leavers recommended that this matter was referred to the next General Committee meeting in order for the Property Agent to clarify the situation as of this date.

File: OZ/65/73

See Recommendation #449 (F. Leavers)

14. Report dated March 10, 1978, from the City Solicitor, regarding Kamato Holdings Limited, C.A. "B" 190/77-M, C.A. "B" 191/77-M and C.A. "B" 192/77-M, lands located on Jayson Court and Ronsa Court, off Ambler Drive. Mr. Clark advised that the Land Division Committee requires an agreement to be entered into and registered on title prior to the issuing of consent and the registration of the mortgage or charge to the satisfaction of the City of Mississauga. Mr. Clark recommended that the agreement between Kamato Holdings Limited and the Corporation of the City of Mississauga submitted in satisfaction of the conditions on Files C.A. "B" 190/77-M, C.A. "B" 191/77-M and C.A. "B" 192/77-M, Kamato Holdings Limited, lands located on Jayson Court and Ronsa Court off Ambler Drive, be executed by the Mayor and Clerk.

File: C.A. "B" 190/77-M
C.A. "B" 191/77-M
C.A. "B" 192/77-M

See Recommendation #450
(F. Leavers)

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15. Report dated March 13, 1978, from the Property Agent in which he recommended that the sum of \$2,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 86/76-M, Frank Joseph and Helen Marion Cherry, Part of Lot 25, Conc. 2, SDS, located on the west limit of Aldo Drive and zoned R-2 residential.

File: C.A. "B" 86/76-M See Recommendation #451
(F. McKechnie)

16. Report dated March 13, 1978, from the Property Agent in which he recommended that the sum of \$2,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 85/76-M, Frank Joseph and Helen Marion Cherry, Part of Lot 25 (N 1/2), Conc. 2, SDS, located on the west limit of Aldo Drive and zoned R-2 residential.

File: C.A. "B" 85/76-M See Recommendation #452
(F. McKechnie)

17. Report dated March 13, 1978, from the Property Agent in which he recommended that the sum of \$945.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 17/77-M, Wilfred Henry Sproat, Part of Lot 27, Plan 390, located on the east limit of Coram Crescent and zoned R-4 residential.

File: C.A. "B" 17/77-M See Recommendation #453
(F. McKechnie)

18. Report dated March 13, 1978, from the Property Agent in which he recommended that the sum of \$1,055.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 18/77-M, Muskhtar and Balqis Bhatti, Part of Lot 26, Plan 390, located on the east limit of Coram Crescent and zoned R-4 residential.

File: C.A. "B" 18/77-M See Recommendation #454
(F. McKechnie)

19. Report dated March 10, 1978, from the Property Agent in which he recommended that the sum of \$2,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 208/77-M, Melitta Oswald, Part of Lot 4, Plan 365, located on the north limit of Crescent Road and zoned R-2 residential.

File: C.A. "B" 208/77-M See Recommendation #455 (T. Butt)

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20. Report dated March 7, 1978, from the Property Agent in which he recommended that the sum of \$391,000.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Three Dees Management Limited, File T-75202, comprising 3 industrial blocks, encompassing an area of approximately 86.897 acres zoned M-1 and M-2 industrial, on the east limit of Second Line East, being Part of Lot 9, Conc. 3 EHS.

File: T-75202

See Recommendation #456 (T. Butt)

21. Report dated March 15, 1978, from the City Treasurer with respect to the assessment of Conservation Authority lands. Mr. Munden advised that all lands owned by a conservation authority are liable to assessment and taxation and that all assessment made against C.V.C.A. and M.T.R.C.A. lands have been appealed by the Clerk's Department as they are deemed to be over-assessed. Mr. Munden recommended that his report dated March 15, 1978, with reference to Assessment of Conservation Authority Lands, be received.

File: 54-78
60-78

See Recommendation #457 (F. Leavers)

22. Report dated March 9, 1978, from the City Treasurer with respect to Tender TPS-8-1978, for the supply and delivery of Safety Shoes. Mr. Munden advised that Collins Safety Shoes, the low bidder, were awarded this contract last year and complaints were received from the user departments regarding the service provided by this Company. On the other hand, Industrial Safety Equipment, who were awarded this contract in 1976, provided a satisfactory level of service. Mr. Munden recommended that the Tender TPS-8-1978 for the supply and delivery of Safety Shoes be awarded to Industrial Safety Equipment Limited, at an estimated cost to the City of \$10,027.50.

File: 21-78

See Recommendation #458 (T. Butt)

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23. Report dated March 9, 1978, from the City Treasurer with respect to Tender TPS-7-1978, for the supply and delivery of Culvert Pipe and Couplers. Mr. Munden advised that the prices of the lowest bidder are only firm until September 15, 1978, while the prices of the second lowest bidder are firm for the duration of the contract, until June 30, 1979. Mr. Munden also advised that two major steel producers have confirmed predictions that the prices of steel will increase during the term of the contract, and therefore, the difference between the lowest two tenders is not sufficient to accept the actual lowest with the consequent price revisions after September 15, 1978. Mr. Munden recommended that Tender TPS-7-1978, for the supply and delivery of Culvert Pipe and Couplers, be awarded to Corrugated Pipe Co. for the amount of \$20,057.98.

File: 21-78 See Recommendation #459 (T. Butt)

24. Report 2-78 of the Administration Task Force meeting held on March 8, 1978.

Councillor Taylor recommended that sections (a) and (b) be deleted as these requirements were too restrictive. This motion was voted and carried.

Councillor McCallion pointed out that the current policy of the City requires that any Councillor circulating more than 50 copies of any material provide a copy of this information to each Member of Council.

Councillor Taylor recommended that the section (c) be clarified to include the words "by courier". This motion was voted on and carried.

Councillor Bean recommended that section (i) be amended by deleting "in excess of \$2.00" and replacing the words "at an excessive cost." This motion was voted on and carried.

Councillor Butt recommended adoption of the Report as amended above.

Councillor Taylor requested to be recorded as voting in the negative with respect to this item.

File: 70-78 See Recommendation #481 (T. Butt)

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25. Report dated March 8, 1978, from the Commissioner of Recreation and Parks with respect to an agreement for the landscape works with Bedder Holdings Limited for the authorization by the Committee of Adjustment of a minor variance with respect to lands located and known as 2358 Camilla Road. Mr. Love recommended that the City enter into the agreement with Bedder Holdings Limited, Part of Block 'C', Registered Plan A-27, 2358 Camilla Road, File "A" 15/78, for the purposes of the authorization by the Committee of Adjustment of the minor variance with respect to the subject lands.

File: C.A. "A" 15/78 See Recommendation #460 (F. Leavers)

26. Report dated March 8, 1978, from the Commissioner of Recreation and Parks with respect to an agreement for the landscape works with Bedder Holdings Limited for the authorization by the Committee of Adjustment of a minor variance with respect to lands located and known as 2360 Camilla Road. Mr. Love recommended that the City enter into the agreement with Bedder Holdings Limited, Part of Block 'C', Registered Plan A-27, 2360 Camilla Road, File "A" 14/78, for the purposes of the authorization by the Committee of Adjustment of the minor variance with respect to the subject lands.

File: C.A. "A" 14/78 See Recommendation #461 (F. Leavers)

27. Report dated March 9, 1978, from the Commissioner of Planning with respect to the proposed condominium CDM 77-035, New Peel Developments Corporation Limited, located on the north of Lakeshore Road West, east of Southdown Road. Mr. Edmunds recommended that the proposed condominium CDM 77-035, New Peel Developments Limited, be recommended for approval to the Ministry of Housing, subject to conditions outlined in the Planning Staff Report dated March 9, 1978.

File: CDM 77-035 See Recommendation #462 (F. Bean)

28. Notice of Application to the Ontario Municipal Board by the Corporation of the Borough of Etobicoke for approval of By-law 1978-40 to rezone approximately a 1.13 acre parcel of land situated on the west side of Brown's Line between Albright Avenue and Owen Drive from Residential Third Density (R-3) and Limited Commercial (CL) to Limited Commercial (CL) in order to permit a three (3) storey office building. The Commissioner of Planning advised that the Planning Department had no objection to the application by the Borough of Etobicoke.

File: 100-78 See Recommendation #463
(F. McKechnie)

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29. Report 5-78 of the Planning Committee meeting held on March 7, 1978.
File: 105-78 See Recommendations #482 to 487
(L. Taylor)
30. Report 5-78 of the Residential Condominium Development Committee meeting held on March 14, 1978.
File: 181-78 See Recommendations #488 to 489
(L. Taylor)
31. Report dated March 17, 1978, from the Commissioner of Engineering, Works and Building with respect to the intersection of American Drive and Viscount Road. Mr. Taylor advised that current traffic volumes indicate a need for a 4-way stop at this location to provide improved control. Mr. Taylor recommended:
- (a) That the intersection of American Drive and Viscount Road be established as an all-way stop location.
 - (b) That the intersection of American Drive and Viscount Road be re-evaluated within a one year period to determine if a warrant for traffic signals is met.
 - (c) That the draft by-law to amend Traffic By-law 234-75, as amended, be approved.
- File: 86-78 See Recommendation #464
(F. McKechnie)
32. Report dated March 17, 1978, from the Property Agent regarding the Lakeview Firehall Site, 3rd Street and Cawthra Road, Lots 118 to 124, Plan C-24, Keaveney Property. Mr. Wilkinson advised that the site had been inspected by the City Fire Chief and is deemed suitable for the Fire Department's requirements. The Engineering, Works and Building and Planning Departments have no objections to the construction of a firehall on the site. Mr. Wilkinson recommended that the Offer to Sell dated March 13, 1978, covering all of Lots 118 to 124 both inclusive, Registered Plan C-23, for the purpose of constructing a firehall as approved by the Fire Department be executed by the City.
- File: 41-78 See Recommendation #465
(F. McKechnie)

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33. Report 1-78 of the Joint Transit and Taxicab Authority meeting held on Monday, March 20, 1978.

File: 185-78

See Recommendations #490 to #491
(L. Taylor)

34. Report dated March 21, 1978, from the Commissioner of Recreation and Parks with respect to a request from Mr. Royce Dennant to hold an art and picture frame sale in the Streetsville Community Centre on April 6 and 7, 1978. Mr. Love advised that based on precedent, there would appear to be no objection to the request. Mr. Love recommended that Mr. Royce Dennant be authorized to conduct an Art and Picture Frame Sale at the Streetsville Community Centre on April 6 and 7, 1978.

File: 17-78

See Recommendation #466 (F. Leavers)

RECOMMENDATIONS:

As per Report 11-78

ADJOURNMENT:

12:15 p.m.